

Minutes from Special MPOA Board Meeting (limited in topic) held 3/24/16

Meeting brought to order at 10am by Patty McHenry, Chairperson. Board Members in attendance:: Denise Buckner, Doug Sobey, and Diana Munsch

Meeting held to discuss actions taken on the Common Lot.

Electricity to Pavilion: Patty and Todd met with Mecklenburg Electric last week. There are two possible ways of installing power to the Pavilion. One would be to access the transfer box and trench across the field to the Pavilion. There is also a shorter route under consideration. Either “electrical hook-up” would be done for free by Mecklenburg Electric due to a “new promotion” they are offering. We would pay for the wiring necessary to complete the electrical installation. We are awaiting word back from Mecklenburg Electric to see which route is preferable. The longer version would require the lot to be graded first. We are inquiring as to whether the “shorter” route could be done prior to the grading.

Septic System Feasibility : Dominion Power was contacted to alert them that the MPOA may have an interest in installing a septic system for Pavilion use.. **NO PORTION OF ANY SEPTIC SYSTEM CAN BE PUT ON DOMINION PROPERTY.** Because a portion of Parcel B is on Vepco/Dominion property it is necessary to do a re-survey of that parcel . The Board wants to ensure that should the owners decide to go forward with a septic system, it could be done without infringing on Vepco/Dominion property. The Board decided to contact Mr. Crutchfield to have him re-survey the lot. Results of this survey will provide us with the information needed to go forward with a septic field design should this be pursued.

Doug motioned to have Crutchfield re-survey the lot (known as Parcel B) ASAP. Denise seconded the motion. All in favor. Motion passed. Patty will contact Crutchfield with the goal of a quick response time. Mecklenburg Electric will be contacted to discuss connection using “shorter” route prior to grading and leveling of lot.

Grading, leveling and seeding of Pavilion lot: We will be moving forward with the grading, leveling, and seeding of the Pavilion lot. Two quotes have been obtained. They are close in terms of dollars. Doug will check on the time frames for each contractor as that may be a determining factor in selection. Doug will also check with Scott as to which type of grass seed is best at this time of year.

Our current budget will allow for grading and seeding, as well as, camera purchase and installation and cost of a speed hump. It will also cover the survey of the Pavilion lot and the cost of electric wire to complete electrical connection to Pavilion. Denise advised that there is also \$2000 from road impact fees that could be used in case of overage should we need extra “fill dirt” delivered for the Pavilion lot, etc.

Security camera and hump installation: \$4500
Survey (approximately) \$500
Grading, leveling, seeding (approx) \$2700

Denise motioned and Doug seconded the motion to move forward to complete these projects based on having the necessary budget on hand. All in favor, motion passed.

Security Camera: Todd has resigned his position on the Board effective Tuesday, March 22nd. He will complete the security camera project as he has worked so hard in getting us to the finish line on this important work. A debit card to purchase the camera equipment has been applied for. This has been a temporary hold up, but should be worked through soon.

We want to thank Todd on behalf of the Association for his stellar work on the Board. Todd has assumed responsibility for many projects over the last 3 years for the betterment of our community. We appreciate his many talents and diligent service to Merrymount and we will miss him on the Board. THANKS TODD!!!!

Board Vacancy: According to Article IV, Section 8 of our Bylaws, Vacancies may be filled by remaining directors. The Board had three potential volunteers to fill the vacancy on an interim basis until elections can be held at the Annual Meeting June 11, 2016. Motion was made by Doug and seconded by Denise to approach Rich Heycock to serve as "Interim Board Member". All in favor, motion passed. The Board extended the interim position to Rich Heycock and Rich accepted the position later that day. Richie will be brought up to speed on our current business and will attend our next Board meeting April 18, 2016.

Committee Volunteers received: Diana will resend notice to Merrymount Property Owners, re: volunteering for Committee Memberships. To date I have received the following:

Board Member: Denise (and Treasurer), Lisa Handy, Rich Heycock

Planning Committee: Scott Murray, Judy Stefko

Roads Committee: Jim Collins

Planning Committee: George Epp, Chair of the Planning Committee, has had recent foot surgery. He will be contacting his fellow committee members via email and working on issues from his home. Scott Murray and Judy Stefko have graciously volunteered to serve on this committee and the Board has accepted their offers effective immediately. Question arose as to how many committee members are needed for this committee as it is newly developed. There are other potential volunteers for this committee. George will be asked for his thoughts on committee formation before others are solicited for service.

Delinquent Annual Property Owner Dues: Diana will send a letter to one property owner who submitted the annual fee late. This letter will request the late payment fee as written in our covenants, Article V, Section 1.

Meeting adjourned at 11am.

Next meeting: April 18, 2016 at 10 am Diana Munsch's home